



## Planning Report

**To:** Township of Huron-Kinloss Council

**From:** Benito Russo, Planner

**Date:** February 5, 2024

**Re:** Zoning By-law Amendment Application - Z-2023-097 (Crimson Oak)

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### Recommendation:

Subject to a review of submissions arising from the public meeting:

That Council approve Zoning By-law Amendment Z-2023-097 as attached and the necessary by-law be forwarded to Council for adoption.

### Summary:

The purpose of this application is for a Zoning By-law Amendment applying to the entirety of Legal Plan 3M-254, locally known as 'Crimson Oak Subdivision'. It is proposed that in addition to the existing zoning, the By-law be further amended to include:

- i) Legally recognize the constructed driveways and allow them to be replaced at the existing width.
- ii) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi-detached dwelling be 10 m at street line for all lots save and except Lots 42 & 20, where the driveway width be permitted a width of 9 metres.
- iii) That Section 5.1.5 "Street setback for parking area" not apply.

If approved this will permit increased driveway widths, and increased private parking on the subject lands.

The subject lands are approximately 11.3 hectares in size and have a civic address of 901-991 Bogdanovic Way. The subject lands are located South of Kincardine, West of Lake-Range Drive, and North of Heritage Drive and are surrounded by residential, and natural area land uses.

The subject lands Plan of Subdivision final approval was obtained in 2021. Since then, approximately one third (1/3) to one half (1/2) of the houses have been constructed. During inspection of the subject lands, the Chief Building Official for Huron-Kinloss noted that the driveway widths were not consistent with the Zoning By-law requirements. To remedy this inconsistency, the applicants were directed by Huron-Kinloss staff to either modify the existing driveways to comply with the Zoning By-law requirements or seek planning relief to address the issue.

# Airphoto





## Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

### Official Plan and Zoning

The subject lands are designated Secondary Urban Areas in the Bruce County Official Plan; and are designated Lakeshore Residential and Environmental Protection in the Huron-Kinloss Official Plan. The current Zoning of the subject properties is Residential One Special (R1-25.142) and Environmental Protection (EP). In addition to the general provisions of the R1 Zone, the residential special zone permits the following:

- i) 'Minimum Lot Area' shall be no less than 990 square metres;
- ii) 'Minimum Lot Frontage' shall be no less than 23.5 metres; and
- iii) 'Minimum Interior Side Yard' shall be no less than 1.5 metres.

Residential One Special (R1-25.142) Zone was applied through Zoning By-law Amendment Z-2019-48. At the time of application, no relief was sought from the general provisions of the Huron-Kinloss Zoning By-law in relation to driveway widths.

### Driveway Widths

Section 5.1.5 of the Huron-Kinloss Zoning By-law detail the Parking Space Size and Parking Aisle Requirements for the Township. It is identified that driveway widths between 3.0 metres and 6.0 metres are permitted for Single/Semi-detached residential uses. In addition, it is further identified that street setback for parking areas is 3.0 metres.

As shown on the submitted site plan, several of the subject properties are in various stages of construction, with driveways having been established at widths of +/- 7.0 metres to +/- 10.9 metres. Additionally, development plans for many of the future residences in the subdivision include three-vehicle garages, which are planned to be accessed by driveways with greater widths than permitted by the Zoning By-law.

The applicant has identified that driveway widths of 6.0 metres, combined with parking area setbacks requirements, are challenging to accommodate the required vehicle turning radius to access the third garage door without relief from the general zoning provisions.

A review of permitted driveway widths for surrounding municipalities was provided by the applicant. The result of this jurisdictional review identified that other municipalities permit greater driveway widths as of right which generally range from 6 metres to 9 metres. It is noted that in consultation with the Chief Building Official, that a future Zoning By-law housekeeping amendment is intended to be pursued by the Township of Huron-Kinloss to review the driveway provisions with the intent to permit driveway widths of 9.0 metres for low density residential uses. This will be reviewed at a later date and it is noted that any decision on the subject file does not set precedent to permit 10 metre driveway widths on other lands within the Township.



### On-Street Parking

While on street parking is not a requirement of the Zoning By-law, it is recognized that wider driveway widths will result in a decrease in available on street parking. The applicant has prepared a conceptual drawing of the number of street parking spaces available after the increase in driveway widths. Using the Zoning By-law requirements for parking space sizing, the conceptual drawing estimates a total of 191 available on street parking spaces. It is also noted that a larger driveway can accommodate more off-street parking, which contributes to a decrease in on-street parking demand.

### Snow Clearing

It is identified that an increase in driveway width will result in a decrease in area available to stockpile snow. As per the Zone requirements a minimum Frontage of 23.5 metres, and a minimum Front Yard Setback of 7.5 metres is required. As such, most properties will maintain +/- 101 sq metres of available front yard space, minus any landscaping features, that can be used to stockpile snow. Given the lakeshore area has larger lot area and frontage requirements, the total area for stockpiling snow is generally greater than other areas of the township. In consideration of snow stockpiling, undeveloped corner lots with irregular lot configurations are proposed to be limited to a 9-metre driveway width as they will have less area available for snow stockpiling.

### Supportive Studies

Due to the proposed driveway width increase the total amount of impermeable area of the subdivision is also proposed to be increased. As such, the applicant has provided a review of the Stormwater Management Plan and Nitrate Study. The review of the Stormwater Management Plan concluded that the existing storm sewer system is sufficient to accommodate the increased imperviousness associated with increased driveway widths. The review of the Nitrate Study concluded that nitrate concentrations remained within the acceptable threshold as stipulated by Ministry of Environment, Conservation, and Parks's D-5-4 Guidelines.

### Archaeological Potential

The subject lands are identified within the Bruce County screening maps as containing high archaeological potential. These areas are consistent with the Ontario Ministry of Tourism and Culture Criteria for Evaluating Archaeological Potential.

The provincial requirements under the Planning Act require the protection archaeological resources that may be present as part of an application.

A stage 4 archaeological assessment was conducted in 2018 to support the development of the subject lands. No further archaeological assessment is recommended at this time.

### Required Zoning By-Law Amendments

An amendment to the Zoning By-law is required in order to facilitate the proposal.

The subject lands will be rezoned from Residential One Special (R1-25.142) and Environmental Protection (EP) to an Amended Residential One Special (R1-25.142) and Environmental Protection (EP) with the following provisions:

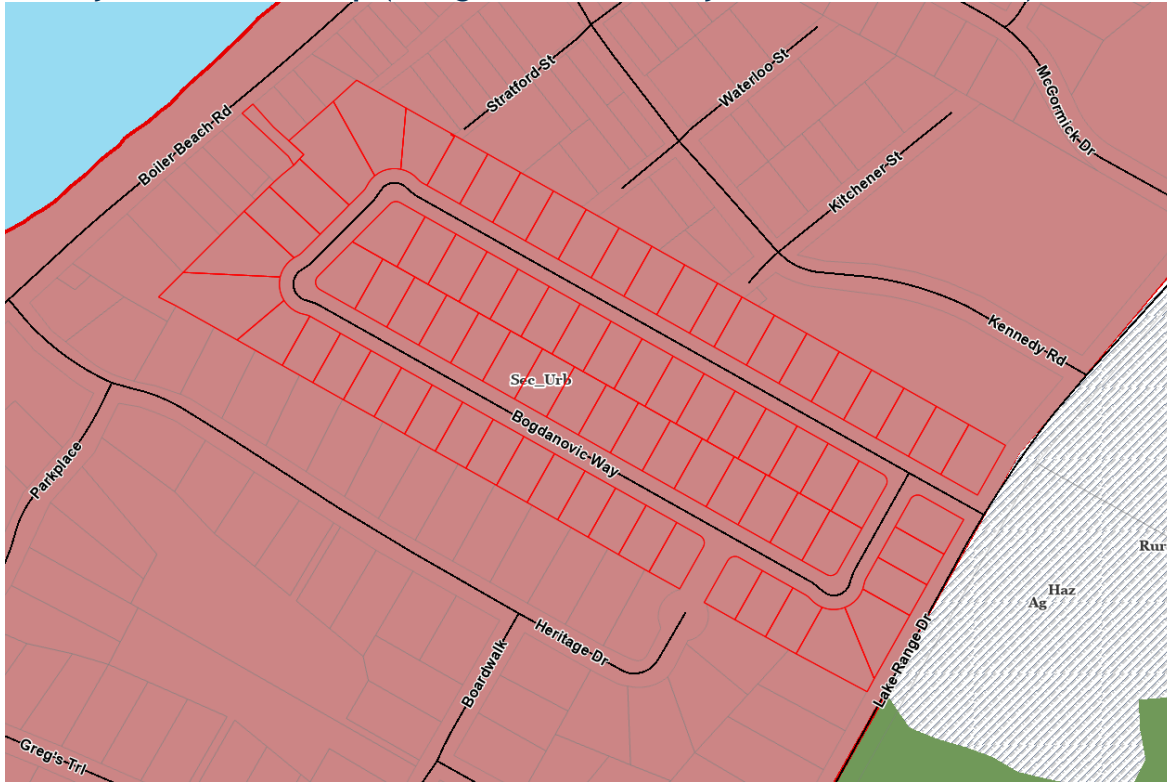
Notwithstanding their 'R1' zoning, those lands identified with special provision 'R1-25.142' shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however:

- i) 'Minimum Lot Area' shall be no less than 990 square metres;
- ii) 'Minimum Lot Frontage' shall be no less than 23.5 metres;
- iii) 'Minimum Interior Side Yard' shall be no less than 1.5 metres;
- iv) That Section 5.1.5 "Street setback for parking area" not apply;
- v) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi-detached be 10 metres at street line for all lots save and except Lots 42 & 20 as identified on legal Plan 3M-254;
- vi) That Lots 42 & 20 as identified on legal Plan 3M-254 are permitted a driveway width of 9 metres;
- vii) That the driveways constructed as of February 5<sup>th</sup>, 2024, are hereby recognized and are permitted to be replaced at the same width; and
- viii) All future construction, buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

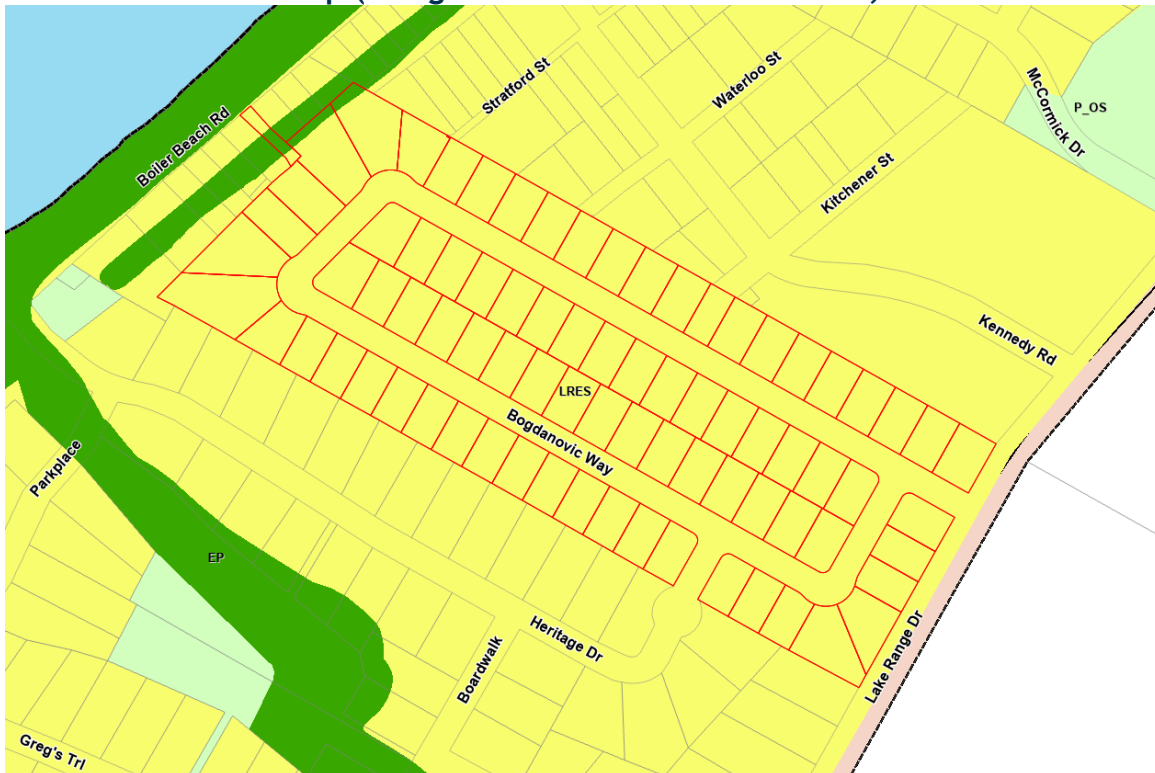
## Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- Conceptual Site Plan On-Street Parking
- Agency Comments
- Public Comments
- Response to comments received from the Corporation of the Township of Huron-Kinloss - Cobide Engineering, 2024.
- Planning Brief - Cobide Engineering, 2024.
- Updated Storm Water Management & Nitrate Study Brief- Cobide Engineering, 2024.
- Updated Public Notice

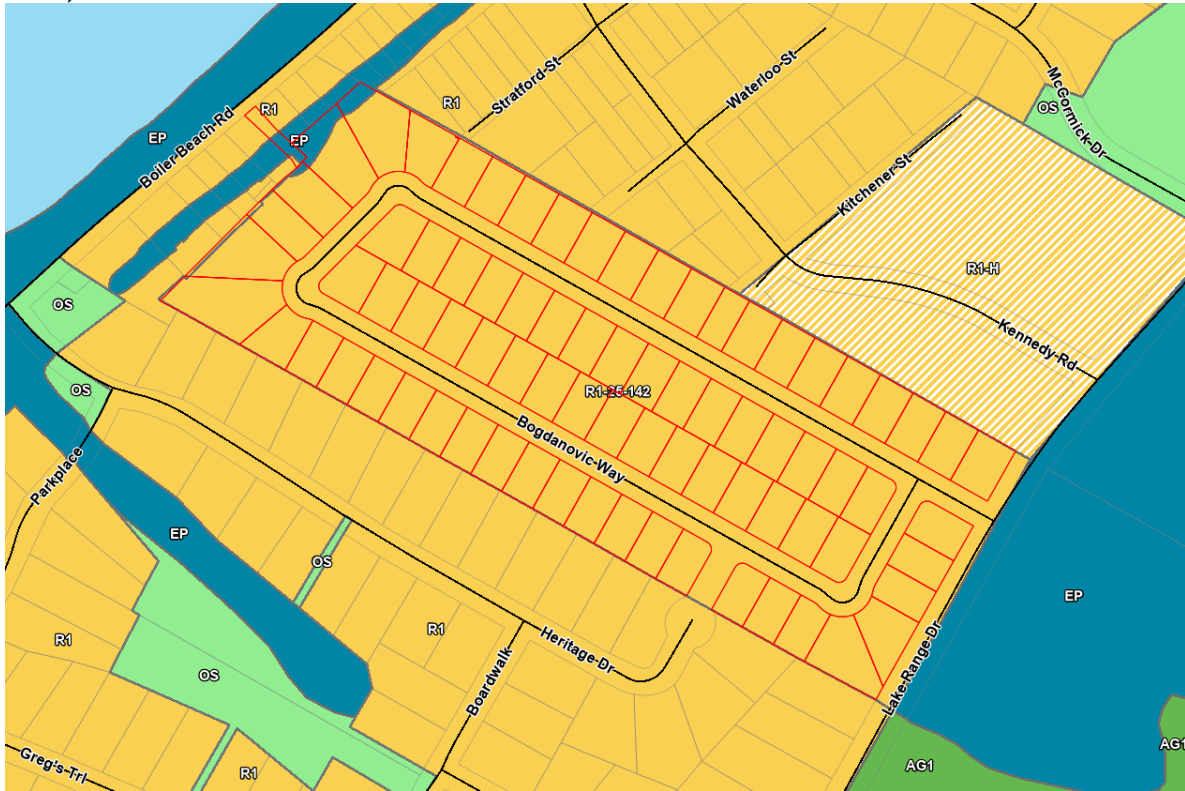
### County Official Plan Map (Designated Secondary Urban Communities)



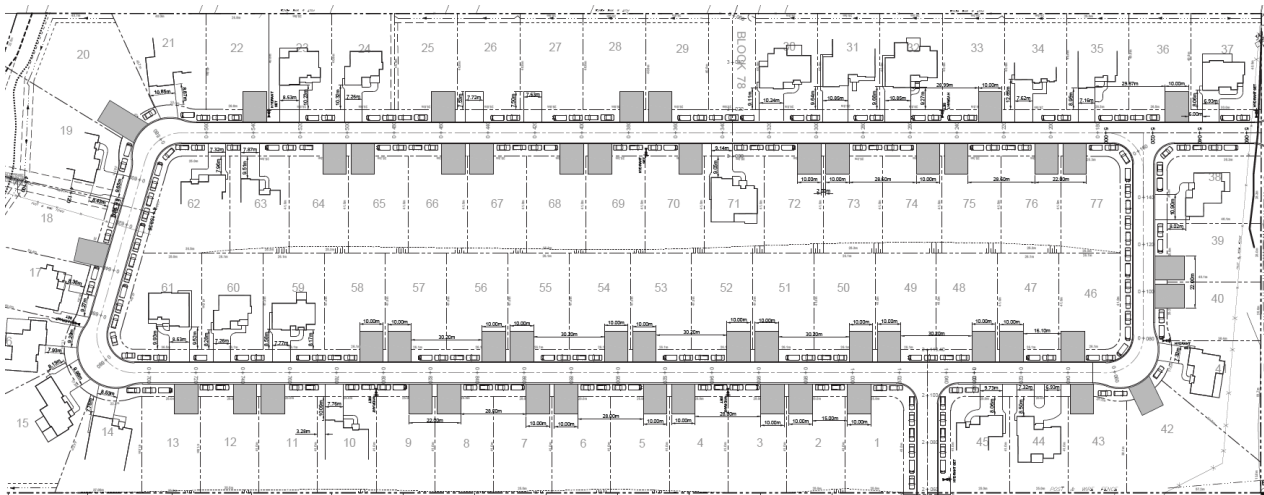
### Local Official Plan Map (Designated Lakeshore Residential, Environmental Protection)



# Local Zoning Map (Zoned Residential One Special 'R1-25.142', Environmental Protection 'EP')



## Conceptual Site Plan On-Street Parking





## Agency Comments

BM Ross: No Comment or objection.

The Corporation of the Township of Huron-Kinloss:

- Driveway widths will exceed what is proposed for the housekeeping by-law and all neighbouring municipalities. Recommendation is to limit width to 9 metres at the street line.
- Reduced snow clearing abilities particular on road bends could impact neighbouring properties possibly creating a future enforcement issue.
- 10 metre driveways could affect the intent of a lesser width where aesthetics and greenery are affected.
- Stormwater run-off onto the street during a significant rain event could cause localized flooding.

Historic Saugeen Métis: No objection or opposition.

Saugeen Valley Conservation Authority: The very western portion of the property is within the SVCA Approximate Screening Area/SVCA Approximate Regulated Area associated with Ontario Regulation 169/06. Development and/or site alteration within the SVCA Approximate Screening Area/SVCA Approximate Regulated Area may require permission from SVCA, prior to carrying out the work. No objections. Full comments provided below.

Risk Management Office: This property falls within the Kincardine Events-Based Area (EBA), where the storage of fuel greater than 10,000 litres would require a risk management plan. If fuel storage activities are planned, please contact the Risk Management Office.

## Public Comments

No comments received at the time of this report submission.

**From:** [Dana Kieffer](#)  
**To:** [Benito Russo](#)  
**Cc:** [O. B.](#); [Stephen Cobean](#)  
**Subject:** RE: Request for Comments & Public Notice Z97 Crimson Oak  
**Date:** Thursday, February 1, 2024 2:07:40 PM  
**Attachments:** [image001.png](#)

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**\*\* [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Benito,

Thank you for the opportunity to comment further on the applications in response to the Township's comments. We did want to clarify a few things.

**1. Driveway widths will exceed what is proposed for the housekeeping by-law and all neighbouring municipalities. My recommendation is to limit width to 9 metres at the street line.**

Yes, the requested driveway widths for the subject lands are larger than what is permitted as of-right in many surrounding municipalities. As-of-right general provisions are applied throughout the Municipalities without further studies required. In the case of this amendment, the potential issues that could arise from increased driveway widths have been further researched and addressed, making the requested amendments justifiable. The amendment would permit the style of driveways of the previously constructed houses to continue through the remainder of the subdivision and be replaced in the future. Zoning By-laws are not meant to be static documents. The Planning Act affords the ability to change the Zoning Bylaw both through Minor Variances and Zoning By-law Amendments when these amendments make sense and can be justified. The updated studies and planning analyses of the issues justifies these increased widths.

**2. Reduced snow clearing abilities particular on road bends could impact neighbouring properties possibly creating a future enforcement issue.**

The required subdivision standards such as pavement width, turning radii and intersection design for Bogdonovic Way were all met in the initial subdivision approval, which will aid in snow clearance. To further aid in snow clearing around the corners, the undeveloped lots on the corners are proposed to be held to the future standard as the remainder of the Township, being 9 m. Finally, the absence of sidewalks in the development increases the area for snow storage in the road allowance.

**3. 10 metre driveways could affect the intent of a lesser width where aesthetics and greenery are affected.**

The Zoning By-law Amendment would permit the style of driveways of the previously constructed houses to continue through the remainder of the subdivision and be replaced in the future. The functional component of lawns (stormwater management, nitrate permeability etc) has been considered and addressed. It would further be noted that the impacts to aesthetics and greenery are limited to the development itself and its' residents as there is minimal public access to the subject lands as there are no through street connections. Finally, even with a 10 m driveway, the vast majority of the lots will have 15-16 m (49+ feet) of lawn meeting the street line as the frontages are 25-26 m.

**4. Stormwater run-off onto the street during a significant rain event could cause localized**

**flooding.**

This has been addressed in the stormwater management letter, written by Stephen Cobean, P.Eng. and submitted in support of the application.

Thanks,  
dk

**Dana Kieffer**, M.Sc.(Planning), MCIP, RPP

**Cobide Engineering Inc.**

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SENT ELECTRONICALLY [brusso@brucecounty.on.ca](mailto:brusso@brucecounty.on.ca)

January 5, 2024

Corporation of the County of Bruce  
Planning & Development  
30 Park Street, P.O. Box 848  
Walkerton, ON N0G 2V0

ATTENTION: Benito Russo, Planner

Dear Mr. Russo,

RE: Z-2023-097  
Crimson Oak Subdivision  
Lots 1-77 Plan 3M-254  
Geographic Township of Huron  
Township of Huron-Kinloss

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Saugeen Valley Conservation Authority (SVCA) staff has reviewed the application our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Bruce representing natural hazards, and water resources; and the application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

## Purpose

The purpose of the application is for a Zoning By-law Amendment applying to the entirety of Legal Plan 3M-254, locally known as Crimson Oak Subdivision. It is proposed that in addition to the existing zoning, the By-law be further amended to include: i) Legally recognize the constructed driveways and allow them to be replaced at the existing width. ii) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi-detached dwelling be 10 m at street line for all lots save and except Lots 42 & 20, where the driveway width be permitted a width of 9 meters. iii) That Section 5.1.5 "Street setback for parking area" not apply. If approved this will permit increased driveway widths, and increased parking on the subject lands.



## **Recommendation**

The applications are generally acceptable to SVCA staff

### **Delegated Responsibility and Advisory Comments - Natural Hazards**

SVCA staff has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the applications through our responsibilities as a service provider to the County of Bruce in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and water resources as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

The natural hazard features affecting the larger subdivision include Lake Huron and its related flood and erosion hazards including the dynamic beach (db) and the shoreline slope/bluff hazard. As the Boiler Beach roadway crosses through the db, the db limit just touches the west property line. The other natural hazard is the glacial shoreline bluff/slope. It is SVCA staff's opinion that the Environmental Protection (EP) designation and EP zone as shown on the Huron-Kinloss Official Plan (OP) and Zoning By-law generally coincides with SVCA Hazard Lands as mapped by the SVCA.

### **Provincial Policy Statement – Section 3.1**

Section 3.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding and erosion hazards; and c) hazardous sites. It is the opinion of SVCA staff that the application generally complies with Section 3.1. of the PPS, 2020.

### **County of Bruce OP and township of Huron-Kinloss OP Policies**

It is the opinion of SVCA staff that the applications appear to be consistent with the policies of the Bruce County OP.

### **SVCA Regulation 169/06**

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The very western portion of the property is within the SVCA Approximate Screening Area/SVCA Approximate Regulated Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area/SVCA Approximate Regulated Area may require permission from SVCA, prior to carrying out the work.

“Development” as defined under the *Conservation Authorities Act* means:

- a) *the construction, reconstruction, erection or placing of a building or structure of any kind;*
- b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;*
- c) *site grading; or,*
- d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

And;

“Alteration” as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA Approximate Screening Area is located associated with our Regulation on the property, please refer to the SVCA’s online mapping program, available via the SVCA’s website at <http://eprweb.svca.on.ca>. For the property, the SVCA Approximate Screening Area/SVCA Approximate Regulated Area includes Lake Huron and its related flood and erosion hazards, and the slope/bluffs well as an offset distance of 15 metres outwards from the slope/bluff.

As a reminder, on October 27, 2020 SVCA issued SVCA permit 20-279 for storm sewer infrastructure for the subdivision.

## **Summary**

SVCA staff has reviewed the application in accordance with our MOA with the County of Bruce, and as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

The application is generally acceptable to the SVCA.

Given the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated; and
- 2) Consistency with local planning policies for natural hazards has been demonstrated.

Please inform this office of any decision made by the Township of Huron-Kinloss and/or the County of Bruce with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,

Michael Oberle  
Environmental Planning Coordinator  
Saugeen Conservation  
MO/

cc: Jennifer White, Clerk, Township of Huron-Kinloss (via email)  
Larry Allison, SVCA Member representing the Township of Huron-Kinloss (via email)



November 9, 2023

**BY EMAIL ONLY**

Benito Russo  
Bruce County Planning Department  
30 Park Street  
Walkerton, Ontario N0G 2V0

Tel: 519-881- Ext. 127  
Email: brusso@brucecounty.on.ca

**Subject: Crimson Oak Valley Subdivision  
Driveway Width Increase Assessment  
Township of Huron-Kinloss**  
*O/Ref.: 01823*

Dear Mr. Russo:

The developers of the Crimson Oak Subdivision are requesting approval through a zoning by-law amendment application to increase the maximum permissible driveway width within the subdivision from 6.0 m to 10.0 m. In order to support the additional 4.0 m width, Cobide Engineering has been retained by the developers to review and provide comments on whether the additional width will impact the existing storm sewer system and the results of the original D-5-4 nitrate impact assessment that was completed to support the approval of the subdivision.

**Storm Sewer System**

The storm sewer system that was installed in the subdivision was originally designed to convey the 5 year peak flow from the subdivision to the storm outlet located on the west side of Boiler Beach Road at Lake Huron.

The driveway width used in the original design was 6.0 m. We have updated the design using 10 m wide driveways to determine the impact of the increased runoff from the additional impervious area on the existing storm sewer system. Based on these calculations, it has been determined that the increased flow can be accommodated by the existing system. A majority of the pipe segments will be below 80% capacity with two pipe segments between 80 to 85% capacity and two segments between 85% to 90% capacity. A copy of the updated Storm Sewer Design sheet has been attached as Appendix A.

Please note that this analysis assumed that all 77 driveways will be at least 10 m wide. Of the 18 driveways that have already been constructed in the subdivision, 14 are less than 10 m and the other 4 are just slightly greater than 10 m wide. Based on this, the above storm sewer analysis is considered to be conservative and the actual peak flow is expected to be less since most of the proposed driveways to be constructed are expected to be less than 10 m.

**Nitrate Impact Analysis (MECP D-5-4 Guidelines)**

Since the wider driveways will increase the overall impervious area within the subdivision, we have completed a reassessment of the original nitrate impact analysis that was accepted when the subdivision was originally approved.

To meet the Ministry of the Environment, Conservation and Parks (MECP) D-5-4 Guidelines and to ensure that the downstream nitrate concentration remained below 10 mg/L, individual tertiary sewage treatment systems were originally approved to be installed on each lot within the subdivision.

As part of our reassessment, we considered the scenario where all 77 lots have 10 m wide driveways. The updated analysis indicates a minor increase in the downstream nitrate concentration, rising from 6.8 mg/L to 6.9 mg/L. This concentration level still falls within the acceptable threshold of 10 mg/L specified in the MECP's D-5-4 Guideline. Consequently, the subdivision remains compliant with the guideline's requirements. A summary of the results of the original and reassessed nitrate analysis has been attached as Appendix B.

If you have any questions or require any additional information regarding our review of the existing storm sewer system or nitrate impact analysis for the Crimson Oak Valley subdivision, please contact the undersigned at 519-506-5959 ext. 102.

Yours truly,



Stephen J. Cobean, P.Eng., FEC  
Director

cc. Bogdanovic Developments Inc. (by email)  
Bill Klingenberg, CBO, Township of Huron-Kinloss (by email)

H:\Bogdanovic\01823 - Bogdanovic Subdivision - Huron-Kinloss\Correspondence\Letters\County of Bruce\2023-11-09 le benito re increased driveway width review sjc 01823.docx



# Appendix A

**REVISED STORM SEWER DESIGN SHEET**



Subdivision: Crimson Oak Subdivision  
 Date: November 2, 2023  
 Designed By: LFP  
 Checked By: SJC  
 File Number: 01823

### Post Development Runoff Coefficients

|                   | Area/ Width | "C"  |
|-------------------|-------------|------|
| House Area =      | 150.0       | 0.90 |
| Sidewalk Width =  | 0.0         | 0.90 |
| Driveway Width =  | 10.0        | 0.90 |
| Driveway Length = | 12.8        | 0.90 |
| Pervious Area     |             | 0.20 |

| AREA ID      | Total Area (ha) | Houses (#) | Sidewalk (m) | Road Area (m <sup>2</sup> ) | Driveways (#) | Pervious (ha) | Impervious (ha) | Balanced 'C' |
|--------------|-----------------|------------|--------------|-----------------------------|---------------|---------------|-----------------|--------------|
| 201          | 0.050           | 0          | 0            | 128.07                      | 1             | 0.02          | 0.03            | 0.62         |
| 202          | 0.020           | 0          | 0            | 67.91                       | 0             | 0.01          | 0.01            | 0.55         |
| 203          | 0.140           | 0          | 0            | 324                         | 3             | 0.07          | 0.07            | 0.55         |
| 204          | 0.100           | 0          | 0            | 279.44                      | 0             | 0.07          | 0.03            | 0.41         |
| 205          | 0.040           | 0.25       | 0            | 56.26                       | 0             | 0.03          | 0.01            | 0.38         |
| 206          | 0.020           | 0          | 0            | 88.73                       | 0             | 0.01          | 0.01            | 0.55         |
| 207          | 0.140           | 0          | 0            | 314.38                      | 3             | 0.07          | 0.07            | 0.55         |
| 208          | 0.250           | 2          | 0            | 340.79                      | 2             | 0.16          | 0.09            | 0.45         |
| 209          | 0.150           | 0          | 0            | 344.98                      | 3             | 0.08          | 0.07            | 0.53         |
| 210          | 0.400           | 3          | 0            | 336.66                      | 3             | 0.28          | 0.12            | 0.41         |
| 211          | 0.250           | 2.5        | 0            | 0                           | 0             | 0.21          | 0.04            | 0.31         |
| 212          | 0.250           | 2.5        | 0            | 0                           | 0             | 0.21          | 0.04            | 0.31         |
| 213          | 0.070           | 0.75       | 0            | 0                           | 0             | 0.06          | 0.01            | 0.30         |
| 214          | 0.080           | 0.25       | 0            | 137                         | 1             | 0.05          | 0.03            | 0.46         |
| 215          | 0.170           | 1.5        | 0            | 132                         | 1.5           | 0.12          | 0.05            | 0.41         |
| 216          | 0.130           | 0          | 0            | 302                         | 2             | 0.07          | 0.06            | 0.52         |
| 217          | 0.340           | 2.5        | 0            | 282.3                       | 2.5           | 0.24          | 0.10            | 0.41         |
| 218          | 0.3             | 2.5        | 0            | 0                           | 0             | 0.26          | 0.04            | 0.29         |
| 219          | 0.110           | 1          | 0            | 0                           | 0             | 0.09          | 0.02            | 0.33         |
| 220          | 0.22            | 1.5        | 0            | 339.49                      | 3             | 0.14          | 0.08            | 0.45         |
| 221          | 0.41            | 3.25       | 0            | 344.59                      | 3             | 0.31          | 0.1             | 0.37         |
| 222          | 0.410           | 3          | 0            | 345.88                      | 3             | 0.29          | 0.12            | 0.40         |
| 223          | 0.410           | 3          | 0            | 340.6                       | 3             | 0.29          | 0.12            | 0.40         |
| 224          | 0.110           | 0.5        | 0            | 151.06                      | 2             | 0.06          | 0.05            | 0.52         |
| 225          | 0.020           | 0          | 0            | 76.65                       | 0             | 0.01          | 0.01            | 0.55         |
| 226          | 0.360           | 1          | 0            | 371.25                      | 1             | 0.30          | 0.06            | 0.32         |
| 227          | 0.290           | 2.5        | 0            | 234.86                      | 2             | 0.20          | 0.09            | 0.42         |
| 228          | 0.32            | 2.5        | 0            | 123.19                      | 3             | 0.25          | 0.07            | 0.35         |
| 229          | 0.280           | 1.5        | 0            | 479.36                      | 2             | 0.18          | 0.10            | 0.45         |
| 230          | 0.250           | 2          | 0            | 215.43                      | 2             | 0.17          | 0.08            | 0.42         |
| 231          | 0.380           | 3          | 0            | 318.3                       | 3             | 0.26          | 0.12            | 0.42         |
| 232          | 0.38            | 3          | 0            | 324.29                      | 2             | 0.29          | 0.09            | 0.37         |
| 233          | 0.380           | 3          | 0            | 326.16                      | 3             | 0.26          | 0.12            | 0.42         |
| 234          | 0.38            | 2.75       | 0            | 322.84                      | 3             | 0.29          | 0.09            | 0.37         |
| 235          | 0.380           | 3          | 0            | 322.01                      | 3             | 0.26          | 0.12            | 0.42         |
| 236          | 0.380           | 2.75       | 0            | 324.44                      | 3             | 0.27          | 0.11            | 0.40         |
| 237          | 0.380           | 3          | 0            | 323.86                      | 3             | 0.26          | 0.12            | 0.42         |
| 238          | 0.370           | 2.75       | 0            | 315.64                      | 3             | 0.26          | 0.11            | 0.41         |
| 239          | 0.310           | 2          | 0            | 333.33                      | 3             | 0.21          | 0.10            | 0.43         |
| 240          | 0.240           | 1          | 0            | 540.69                      | 0             | 0.17          | 0.07            | 0.40         |
| 241          | 0.380           | 2.5        | 0            | 537.06                      | 5             | 0.22          | 0.16            | 0.49         |
| 242          | 0.280           | 0.75       | 0            | 0                           | 0             | 0.27          | 0.01            | 0.23         |
| 243          | 0.310           | 0.75       | 0            | 0                           | 0             | 0.30          | 0.01            | 0.22         |
| 244          | 0.160           | 0.75       | 0            | 0                           | 0             | 0.15          | 0.01            | 0.24         |
| 245          | 0.270           | 1.5        | 0            | 0                           | 0             | 0.25          | 0.02            | 0.25         |
| 246          | 0.030           | 0          | 0            | 0                           | 0             | 0.03          | 0.00            | 0.20         |
| 247          | 0.020           | 0          | 0            | 0                           | 0             | 0.02          | 0.00            | 0.20         |
| <b>TOTAL</b> | <b>11.120</b>   |            |              |                             |               | <b>8.080</b>  | <b>3.040</b>    | <b>0.39</b>  |

**Notes:**

Taken from the Ministry of the Environment - Guidelines for the Design of Storm Sewers  
 - Pervious area has a runoff coefficient equal to 0.2



SUBDIVISION  
**Crimson Oak Valley Subdivision  
 Huron-Kinloss  
 Bogdanovic Developments**

DATE: 2023-11-02 (Revised)  
 DESIGNED BY: LFP  
 CHECKED BY: SJC

**STORM SEWER DESIGN SHEET  
 5 YEAR STORM**

FILE NUMBERS: 01823

DESIGN PARAMETERS

$I = a / ((tc + b) ^c)$

a= 1966.9  
 b= 13.9  
 c= 0.9000

| LOCATION   |           | DRAINAGE AREA |           |       |            |                  |              |                | PIPE SELECTION |            |                |         |                    |                   |                    |      |
|------------|-----------|---------------|-----------|-------|------------|------------------|--------------|----------------|----------------|------------|----------------|---------|--------------------|-------------------|--------------------|------|
|            | FROM M.H. | TO M.H.       | AREA (ha) | C     | A x R (ha) | ACCUM. AREA (ha) | T of C (min) | I (mm/h)       | Q (m3/s)       | LENGTH (m) | PIPE SIZE (mm) | SLOPE % | CAP. (FULL) (m3/s) | VEL. (FULL) (m/S) | TIME OF FLOW (min) |      |
| North Side | 201       | CBM14         | CMHM8     | 0.050 | 0.62       | 0.03             | 0.03         | 10.00<br>10.10 | 113.04         | 0.010      | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
|            | 202       | CMHM8         | CBMH1     | 0.020 | 0.55       | 0.01             | 0.04         | 10.10<br>11.14 | 112.60         | 0.013      | 67.3           | 300     | 0.62               | 0.076             | 1.08               | 1.04 |
|            | 203       | CB1           | CBMH1     | 0.140 | 0.55       | 0.08             | 0.08         | 10.00<br>10.10 | 113.04         | 0.024      | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
|            | 204       | CBMH1         | STMMH1    | 0.100 | 0.41       | 0.04             | 0.16         | 11.14<br>11.25 | 108.38         | 0.048      | 9.0            | 300     | 1.14               | 0.103             | 1.46               | 0.10 |
|            | 205       | CB16          | CBMH16    | 0.040 | 0.38       | 0.02             | 0.02         | 10.00<br>10.10 | 113.04         | 0.005      | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
|            | 206       | CBMH16        | STMMH1    | 0.020 | 0.55       | 0.01             | 0.03         | 10.10<br>10.40 | 112.60         | 0.008      | 17.5           | 300     | 0.52               | 0.070             | 0.99               | 0.30 |
|            | ---       | STMMH1        | CBMH2     | 0.000 | 0.00       | 0.00             | 0.19         | 11.25<br>11.61 | 107.98         | 0.056      | 55.1           | 300     | 3.41               | 0.179             | 2.53               | 0.36 |
|            | 207       | CB2           | CBMH2     | 0.140 | 0.55       | 0.08             | 0.08         | 10.00<br>10.10 | 113.04         | 0.024      | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
|            | 208       | CBMH2         | CBMH3     | 0.250 | 0.45       | 0.11             | 0.38         | 11.61<br>12.09 | 106.59         | 0.111      | 79.5           | 300     | 4.12               | 0.196             | 2.78               | 0.48 |
|            | 209       | CB3           | CBMH3     | 0.150 | 0.53       | 0.08             | 0.08         | 10.00<br>10.10 | 113.04         | 0.025      | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
|            | 210       | CBMH3         | CBMH4     | 0.400 | 0.41       | 0.16             | 0.62         | 12.09<br>12.26 | 104.83         | 0.180      | 32.3           | 375     | 3.78               | 0.341             | 3.09               | 0.17 |
|            | 211       | DICB6         | DICB5     | 0.250 | 0.31       | 0.08             | 0.08         | 10.00<br>10.53 | 113.04         | 0.024      | 80.0           | 300     | 3.35               | 0.177             | 2.50               | 0.53 |
|            | 212       | DICB5         | DICB4     | 0.250 | 0.31       | 0.08             | 0.16         | 10.53<br>10.76 | 110.82         | 0.048      | 27.0           | 300     | 2.07               | 0.139             | 1.97               | 0.23 |



SUBDIVISION  
**Crimson Oak Valley Subdivision**  
**Huron-Kinloss**  
**Bogdanovic Developments**

DATE: 2023-11-02 (Revised)  
 DESIGNED BY: LFP  
 CHECKED BY: SJC

**STORM SEWER DESIGN SHEET**  
**5 YEAR STORM**

FILE NUMBERS: 01823

DESIGN PARAMETERS

$I = a / ((tc + b) ^c)$

a= 1966.9  
 b= 13.9  
 c= 0.9000

| LOCATION   |           |         | DRAINAGE AREA |       |            |                  |                |                |          | PIPE SELECTION |                |         |                    |                   |                    |      |
|------------|-----------|---------|---------------|-------|------------|------------------|----------------|----------------|----------|----------------|----------------|---------|--------------------|-------------------|--------------------|------|
|            | FROM M.H. | TO M.H. | AREA (ha)     | C     | A x R (ha) | ACCUM. AREA (ha) | T of C (min)   | I (mm/h)       | Q (m3/s) | LENGTH (m)     | PIPE SIZE (mm) | SLOPE % | CAP. (FULL) (m3/s) | VEL. (FULL) (m/S) | TIME OF FLOW (min) |      |
| 213        | DICB4     | CB4     | 0.070         | 0.30  | 0.02       | 0.18             | 10.76<br>11.55 | 109.89         | 0.054    | 45.7           | 300            | 0.50    | 0.068              | 0.97              | 0.79               |      |
| 214        | CB4       | CBMH4   | 0.080         | 0.46  | 0.04       | 0.21             | 11.55<br>11.65 | 106.83         | 0.063    | 8.5            | 300            | 1.00    | 0.097              | 1.37              | 0.10               |      |
| 215        | CBMH4     | CBMH5   | 0.170         | 0.41  | 0.07       | 0.90             | 12.26<br>12.78 | 104.20         | 0.261    | 67.7           | 450            | 1.49    | 0.348              | 2.19              | 0.52               |      |
| 216        | CB5       | CBMH5   | 0.130         | 0.52  | 0.07       | 0.07             | 10.00<br>10.10 | 113.04         | 0.021    | 8.5            | 300            | 1.00    | 0.097              | 1.37              | 0.10               |      |
| 217        | CBMH5     | CBMH6   | 0.340         | 0.41  | 0.14       | 1.11             | 12.78<br>13.25 | 102.39         | 0.315    | 80.7           | 450            | 2.56    | 0.456              | 2.87              | 0.47               |      |
| 218        | DICB3     | DICB2   | 0.300         | 0.29  | 0.09       | 0.09             | 10.00<br>10.52 | 113.04         | 0.027    | 52.7           | 300            | 1.51    | 0.119              | 1.68              | 0.52               |      |
| 219        | DICB2     | CB6     | 0.110         | 0.33  | 0.04       | 0.12             | 10.52<br>11.31 | 110.86         | 0.038    | 45.5           | 300            | 0.50    | 0.068              | 0.97              | 0.78               |      |
| 220        | CB6       | CBMH6   | 0.220         | 0.450 | 0.10       | 0.22             | 11.31<br>11.41 | 107.75         | 0.067    | 8.5            | 300            | 1.00    | 0.097              | 1.37              | 0.10               |      |
| 221        | CBMH6     | CBMH7   | 0.410         | 0.37  | 0.15       | 1.48             | 13.25<br>13.88 | 100.79         | 0.415    | 80.7           | 525            | 1.15    | 0.461              | 2.13              | 0.63               |      |
| 222        | CB7       | CBMH7   | 0.410         | 0.40  | 0.16       | 0.16             | 10.00<br>10.10 | 113.04         | 0.051    | 8.5            | 300            | 1.00    | 0.097              | 1.37              | 0.10               |      |
| 223        | CBMH7     | STMMH2  | 0.410         | 0.40  | 0.16       | 1.81             | 13.88<br>14.00 | 98.73          | 0.497    | 19.6           | 525            | 1.71    | 0.562              | 2.60              | 0.13               |      |
| ---        | STMMH2    | TICBMH1 | 0.000         | 0.00  | 0.00       | 1.81             | 14.00<br>14.20 | 98.33          | 0.495    | 28.1           | 600            | 1.23    | 0.681              | 2.41              | 0.19               |      |
| South Side | 224       | CB15    | CBMH9         | 0.110 | 0.52       | 0.06             | 0.06           | 10.00<br>10.10 | 113.04   | 0.018          | 8.5            | 300     | 1.00               | 0.097             | 1.37               | 0.10 |
| 225        | CBMH9     | CBMH15  | 0.020         | 0.55  | 0.01       | 0.07             | 10.10          | 112.60         | 0.021    | 57.2           | 300            | 3.16    | 0.172              | 2.43              | 0.39               |      |







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**STORM SEWER DESIGN SHEET**  
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FILE NUMBERS: 01823

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| LOCATION |           |         | DRAINAGE AREA |      |            |                  |                |          |          | PIPE SELECTION |                |         |                    |                   |                    |
|----------|-----------|---------|---------------|------|------------|------------------|----------------|----------|----------|----------------|----------------|---------|--------------------|-------------------|--------------------|
|          | FROM M.H. | TO M.H. | AREA (ha)     | C    | A x R (ha) | ACCUM. AREA (ha) | T of C (min)   | I (mm/h) | Q (m3/s) | LENGTH (m)     | PIPE SIZE (mm) | SLOPE % | CAP. (FULL) (m3/s) | VEL. (FULL) (m/S) | TIME OF FLOW (min) |
| 239      | CB18      | STMMH3  | 0.310         | 0.43 | 0.13       | 0.13             | 10.00<br>10.10 | 113.04   | 0.042    | 8.1            | 300            | 1.00    | 0.097              | 1.37              | 0.10               |
| ---      | STMMH3    | TICBMH1 | 0.000         | 0.00 | 0.00       | 2.00             | 12.79<br>13.29 | 102.33   | 0.570    | 69.0           | 750            | 0.85    | 1.026              | 2.32              | 0.49               |
| 240      | TICBMH1   | TICBMH2 | 0.240         | 0.40 | 0.10       | 3.91             | 14.20<br>14.24 | 97.72    | 1.062    | 8.5            | 900            | 1.49    | 2.210              | 3.47              | 0.04               |
| 241      | TICBMH2   | DICB1   | 0.380         | 0.49 | 0.19       | 4.10             | 14.24<br>14.59 | 97.59    | 1.111    | 44.0           | 900            | 0.53    | 1.318              | 2.07              | 0.35               |
| 242      | CB19      | CB20    | 0.280         | 0.23 | 0.06       | 0.06             | 10.00<br>11.05 | 113.04   | 0.020    | 60.7           | 300            | 0.50    | 0.068              | 0.97              | 1.05               |
| 243      | CB20      | DICB1   | 0.310         | 0.22 | 0.07       | 0.13             | 11.05<br>12.04 | 108.76   | 0.040    | 57.8           | 300            | 0.50    | 0.068              | 0.97              | 1.00               |
| 244      | CB22      | DICB1   | 0.160         | 0.24 | 0.04       | 0.04             | 10.00<br>10.72 | 113.04   | 0.012    | 41.5           | 300            | 0.50    | 0.068              | 0.97              | 0.72               |
| 245      | DICB1     | CBMH17  | 0.270         | 0.25 | 0.07       | 4.34             | 14.59<br>14.68 | 96.50    | 1.163    | 32.2           | 900            | 4.45    | 3.819              | 6.00              | 0.09               |
| 246      | CBMH17    | TCBMH3  | 0.030         | 0.20 | 0.01       | 4.35             | 14.68<br>14.77 | 96.22    | 1.162    | 31.5           | 900            | 4.45    | 3.819              | 6.00              | 0.09               |
| 247      | TCBMH3    | OUTLET  | 0.020         | 0.20 | 0.004      | 4.35             | 14.77<br>14.88 | 95.96    | 1.160    | 18.9           | 900            | 0.95    | 1.764              | 2.77              | 0.11               |

# Appendix B

**NITRATE IMPACT ANALYSIS SUMMARY**

**CRIMSON OAK VALLEY SUBDIVISION  
NITRATE IMPACT ASSESSMENT**

**Original Assessment**

|                |                       |
|----------------|-----------------------|
| Gross Area     | 113300 m <sup>2</sup> |
| Imperv %       | 25 %                  |
| Net Area       | 84975 m <sup>2</sup>  |
| # of Lots      | 77                    |
| Nitrate        | 0.1 mg/l              |
| Precip         | 1.23616 m/yr          |
| Evapro         | 0.5588 m/yr           |
| I <sub>f</sub> | 0.6                   |
| Ws             | 1.856E-03 m/day       |

|    |                 |
|----|-----------------|
| Qi | 94617 L/d       |
| Ci | 0.1 mg/L        |
| Qe | 77000 L/day     |
| Ce | 15 mg/l         |
| Ct | <b>6.8 mg/L</b> |

**Updated Assessment**

|                |                       |
|----------------|-----------------------|
| Gross Area     | 113300 m <sup>2</sup> |
| Imperv %       | 27 %                  |
| Net Area       | 82709 m <sup>2</sup>  |
| # of Lots      | 77                    |
| Nitrate        | 0.1 mg/l              |
| Precip         | 1.23616 m/yr          |
| Evapro         | 0.5588 m/yr           |
| I <sub>f</sub> | 0.6                   |
| Ws             | 1.856E-03 m/day       |

|    |                 |
|----|-----------------|
| Qi | 92094 L/day     |
| Ci | 0.1 mg/L        |
| Qe | 77000 L/day     |
| Ce | 15 mg/l         |
| Ct | <b>6.9 mg/L</b> |

# PLANNING JUSTIFICATION BRIEF

901-991 BOGDANOVIC WAY  
TOWNSHIP OF HURON-KINLOSS

COBIDE Engineering Inc  
517 10<sup>th</sup> Street  
Hanover, ON N4N 1R4  
TEL: 519-506-5959  
[www.cobideeng.com](http://www.cobideeng.com)

## Planning Brief

To: B. Russo, Planner

From: D. Kieffer, MCIP, RPP, Senior Development Planner

On behalf of our client, Cobide Engineering Inc. is pleased to submit this Planning Brief in support of the Zoning By-law Amendment application for the subdivision known legally as Plan 3M-254, located on Bogdanovic Way, Huron Kinloss (hereinafter called the subject lands).

This Planning Brief serves analyze the land use planning merits of the applications and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement, the Bruce County Official Plan and the Township of Huron-Kinloss' Official Plan and Comprehensive Zoning By-law.

This Brief has been organized in an issue-based format, speaking to the planning policies within the context of the relevant issues identified in pre-consultation rather than a document-based format where each individual policy is addressed in each planning document. Should the approval authority require more information, please contact the author below.

### Site Context:

The subject lands are located in the Township of Huron-Kinloss in the Lakeshore Settlement area located between Boiler Beach Road and Lake Range Drive, running parallel to the coast of Lake Huron. The subject lands are approximately 11.3 hectares in size and largely cleared of vegetation. The subject lands form the entirety of Plan 3M-254 and are host to 77 lots and one road- Bogdanovic Way- with one connection to Lake

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## Range Drive.

The subdivision's services and infrastructure are installed and the dwellings are under construction, with approximately one third to one half of the houses constructed.

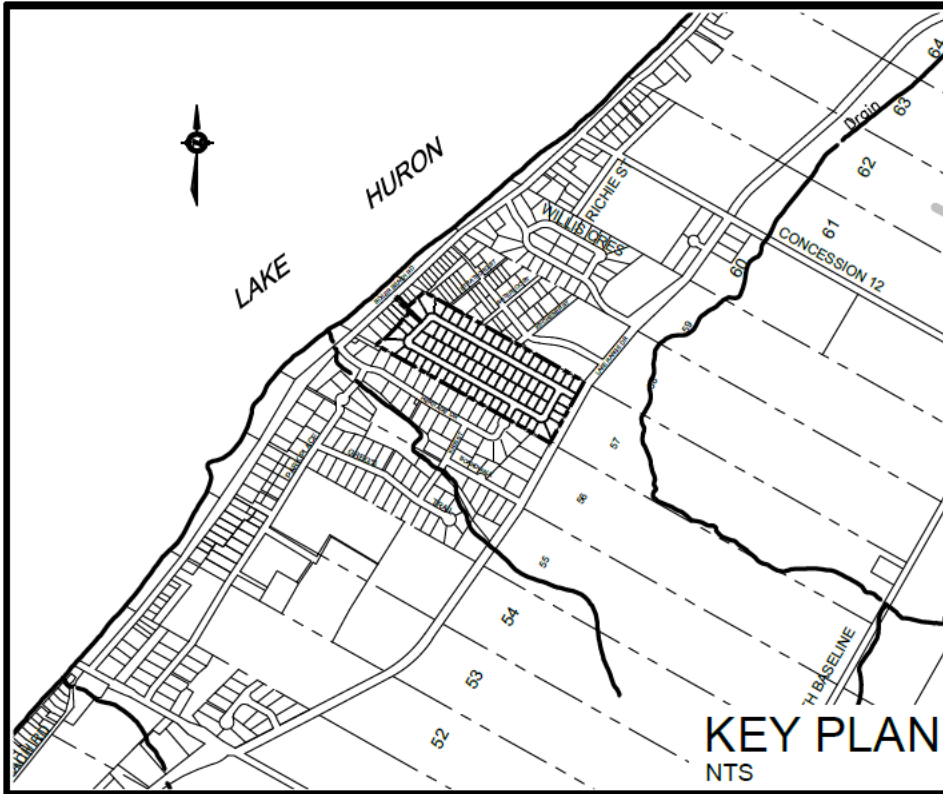


Figure 1: Key Plan



Figure 2: Aerial Photograph, 2023



### Planning Context:

The subject lands are designated Secondary Urban Community in the Bruce County Official Plan; are designated Lakeshore Residential in the Huron Kinloss Official Plan and are zoned Residential Special (R1-25-142) in the Township of Huron-Kinloss Comprehensive Zoning By-law.

The R1-25.142 Zone, in addition to the general provisions of the R1 Zone, permits the following:

- i) 'Minimum Lot Area' shall be no less than 990 square metres;
- ii) 'Minimum Lot Frontage' shall be no less than 23.5 metres; and
- iii) 'Minimum Interior Side Yard' shall be no less than 1.5 metres.

The subject lands were re-zoned and draft plan approved in 2019. The Zoning By-law Amendment was appealed to the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal). The appeal was withdrawn prior to a hearing. The entirety of the Plan of Subdivision was final approved in 2021.

### The Issue:

Section 5.1.5 Parking Space Size and Parking Aisle Requirements in the Township of Huron-Kinloss Comprehensive Zoning By-law speaks to the requirements of driveway widths and setbacks for parking areas. Contained in that table is the maximum driveway width of 6 m for single-detached and semi-detached dwellings and the street setback for parking area of 3 m. The street setback for parking area provision requires the 6 m driveway width to be held for 3 m inside the property boundary.

It is our understanding that the Township of Huron-Kinloss will be pursuing a housekeeping amendment to their Zoning By-law to change the driveway provisions to permit an increased driveway width. It is our understanding the Township will be amending the Zoning By-law to permit an increased driveway width to 9 m.

On the subject lands, several of the driveways of the constructed houses have been formed and poured to not meet the Zoning By-law requirements. Attached in Appendix A is a site plan showing the constructed driveways in the subdivision using as-built data. In addition, many future houses planned to be constructed in the subdivision have three-

car garages. Due to the lot depth, house size and required rear yard and side yard setbacks, it can be challenging for the driveway to be wide enough to accommodate access to three-car garages and meet the by-law requirements.

Figure 3 below shows blue tape delineating the requirements of the Zoning By-law and a three-car garage. The thin white line shows the property boundary. It is noted that the edge of curb, where the driveway meets the road, is often not the extent of the road allowance as most roads include a boulevard for sidewalks and utilities.

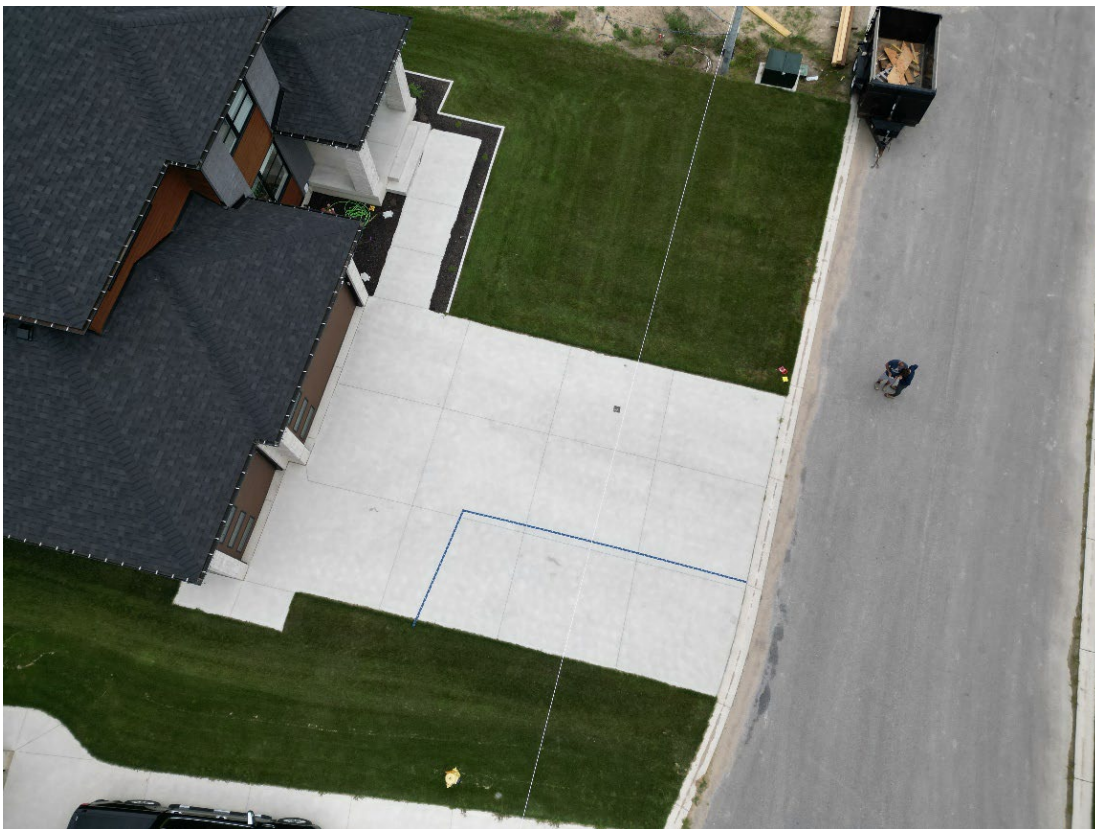


Figure 3: Aerial Photograph of Required Setbacks

As the picture shows, it could be challenging for cars to gain an adequate turning radius to access the third garage door without relief from the general zoning provisions.

**The Proposed Amendment:**

A Zoning By-law Amendment is proposed, amending the current special zone that covers the entirety of Legal Plan 3M-254 to further permit the following:

- 
1. Legalize the driveways already constructed and allow them to be replaced at the same width;
  2. That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi detached be 10 m at street line for all lots save and except Lots 42 & 20 as identified on legal Plan 3M-254;
  3. That Lots 42 & 20 as identified on legal Plan 3M-254 are permitted a driveway width of 9 m;
  4. That Section 5.1.5 “Street setback for parking area” not apply.

This amendment would permit the driveway to be 10 m where it meets the travelled portion of the road and flare out from there.

#### **Pre-Consultation:**

Pre-Consultation notes were provided from Benito Russo, Bruce County Planner on the proposed Zoning By-law Amendment on September 27, 2023. These notes are attached to this Brief in Appendix C.

The following issues were identified as needing further analysis:

1. Street parking;
2. Snow clearing;
3. Updates to the Stormwater Management Report;
4. Updates to the Nitrate Assessment Study (D-5-4); and
5. A comparison of other Municipality’s as-of-right driveway widths.

#### **Street Parking:**

Attached to this report in Appendix B is a conceptual drawing of the number of street parking spots available after the increase in driveway widths. Using a length of 5.75 m for the parking spaces, it is estimated that 191 street parking spaces remain after the driveway widenings or approximately 2.5 spots per dwelling in addition to those in the driveway. It is also noted that a larger driveway can accommodate more parking, which would contribute to a decrease street parking demand.

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### Snow Clearing:

The pre-consultation notes identified that an increased driveway width would decrease the areas available to stockpile snow, particularly on the corner lots. It should be noted that the required subdivision standards such as pavement width, turning radii and intersection design have all been met in the initial subdivision approval, which will aid in snow clearance. To further aid in snow clearing around the corners, the undeveloped lots will be held to the standard as the remainder of the Township, being 9 m.

### Updates to the Stormwater Management Plan and Nitrate Study:

Stephen Cobean, P.Eng. provided a letter to support the applications which outlined the following:

The driveway width used in the original design for stormwater management was 6.0 m. Using 10 m wide driveways, an update to the initial analysis was made to determine the impact of the additional imperviousness area on the existing storm sewer system. Based on these calculations, the increased peak flow can be accommodated by the existing storm sewer system. A majority of the pipe segments will be below 80% capacity with two pipe segments between 80 to 85% capacity and two between 85% to 90% capacity. It is noted that that the analysis assumed that all 77 driveways will be at least 10 m wide. Of the 18 driveways that have already been constructed in the subdivision, 14 are less than 10 m and the other four are just slightly greater than 10 m wide. Based on this, the above storm sewer analysis is considered to be conservative, and the actual peak flow expected to be less since most of the new driveways are expected to be less than 10 m.

Since the wider driveways will increase the overall impervious area within the subdivision, a reassessment of the nitrate impact analysis was also undertaken. In this scenario, all 77 lots were considered to have 10 m wide driveways. The updated analysis indicates a minor increase in the downstream nitrate concentration, rising from 6.8 mg/L to 6.9 mg/L. This concentration still falls within the acceptable threshold of 10 mg/L specified by the MECP's D-5-4 Guideline. Consequently, the subdivision remains compliant with the guideline's requirements.

### Other Jurisdictions:

Driveway provisions vary widely between Comprehensive Zoning By-laws in the surrounding area to the subject lands. A comparison of permitted driveway widths was requested from the pre-consultation, please find a table below with the results:

| <b>Municipality</b>           | <b>Driveway Regulations</b>  |
|-------------------------------|--|
| Saugeen Shores                | Driveway Width (maximum) Number of Driveways (maximum) 7.5 m, or no more than 50% of lot frontage for lot less than 15 m   |
| Kincardine                    | The maximum width of any joint entrance and exit driveway measured along the street line shall be 9 metres.  |
| Owen Sound                    | A parking space for individual residential dwelling units with individual private driveways may be located in the front yard provided that not more than 50% of the front yard area is used for driveways and parking areas. Notwithstanding the above a private drive shall be no less than 3.0 m wide and no more than 8.5 m wide. |
| Ashfield Colborne<br>Wawanosh | Parking areas are permitted in all yards. The minimum setbacks for a parking area, other than a driveway, shall be 3 metres from any lot line abutting a residential zone and 1 metre from the street line.  |
| Brockton                      | Ingress and Egress Access to parking spaces required by this By-law must be provided by an unobstructed driveway with a width between 3.0 m and 9.1 m. Notwithstanding this requirement, industrial and commercial uses may have driveways up to 14 m wide.  |
| Meaford                       | Max Driveway Width- 6 m (R1)   |
| South Bruce Peninsula         | No limits  |

It is noted the requested width for the subject lands is larger than what is permitted as-of-right in many surrounding municipalities. The Table above addressed only as-of-right general provisions, applied throughout the Municipalities without further studies required. In the case of this amendment, the potential issues that could arise from increased driveway widths have been further researched and addressed, making the requested amendments justifiable. Further, the amendment would permit the style of driveways of the previously constructed houses to continue through the remainder of the subdivision and be replaced in the future.

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**Conclusions:**

It is my professional opinion that this application represents good land use planning for the following reasons:

1. The Zoning By-law Amendment is consistent with the Bruce County and Township of Huron-Kinloss Official Plans;
2. There are nearby municipalities that have smaller, or no, driveway requirements than what is being requested. Zoning By-laws are not meant to be static documents. The Planning Act affords the ability to change the Zoning Bylaw both through Minor Variances and Zoning By-law Amendments when these amendments make sense and can be justified. The updated studies and planning analyses of the issues justifies these increased widths;
3. The Zoning By-law Amendment would permit the style of driveways of the previously constructed houses to continue through the remainder of the subdivision and be replaced in the future.

Thank you for the consideration of this application, please contact the undersigned with any questions.

Kind regards,

**Cobide Engineering Inc.**



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Dana Kieffer, M.Sc. (Planning), MCIP, RPP  
Senior Development Planner,  
Cobide Engineering Inc.  
519-506-5959 ext. 106  
dkieffer@cobideeng.com

# Appendix A

**SITE SKETCH**

**901-991 BOGDANOVIC WAY, TOWNSHIP OF HURON-KINLOSS**



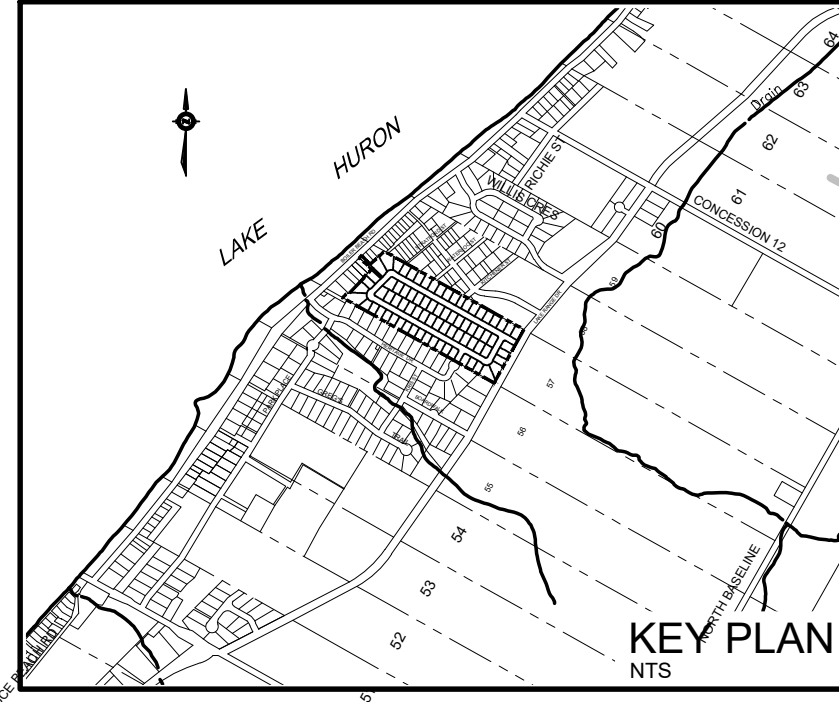


# Appendix B

**CONCEPTUAL DRAWINGS**

**901-991 BOGDANOVIC WAY, TOWNSHIP OF HURON-KINLOSS**

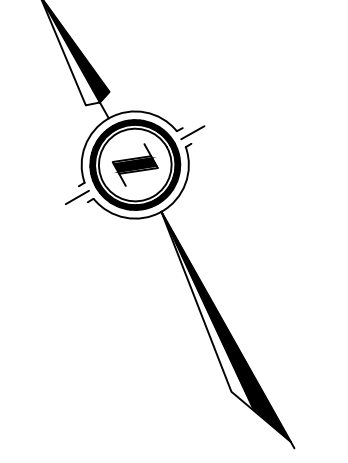
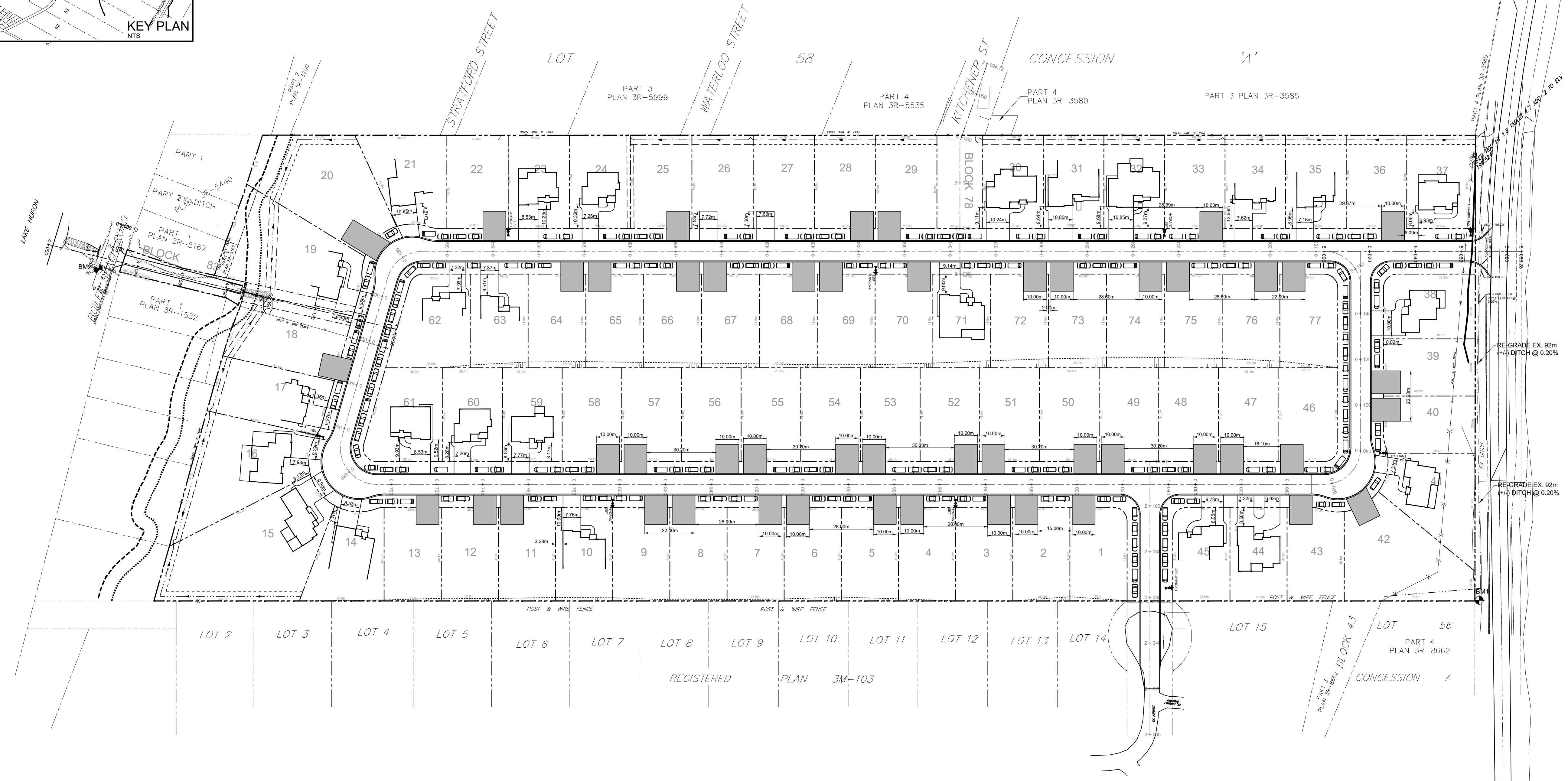




**CAUTION:**  
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**Notes**

1. TOPOGRAPHIC INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC AND D. CULBERT LTD.
2. PROPOSED LOT FABRIC AND NUMBERING DERIVED FROM CALC PLAN BY D. CULBERT LTD, DATED DECEMBER 3, 2018
3. SEE SHEET C11 FOR TYPICAL ROAD CROSS SECTIONS AND PAVEMENT DESIGN.
4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE WAS REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
5. COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS.
6. ALL STORM CATCHBASINS HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES HAVE A MINIMUM SUMP OF 300mm.
7. MAINTAINED 2.50m CLEARANCE BETWEEN STORM SEWER AND WATERMAIN.
8. ALL WATERMANS ARE PVC DR 18 WITH 25mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES C/W TRACER WIRE.
9. WATER SERVICES INSTALLED UNDER STORM SEWERS.
10. ALL HYDRANT SETS HAVE TEST POINT AND HYDRANT MARKER.
11. THIS DRAWING WAS NOT USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION
12. ALL CONSTRUCTION COMPLETED TO TOWNSHIP OF HURON-KINLOSS ENGINEERING STANDARDS.



**Benchmark Information**

|     |  |         |
|-----|--|---------|
| BM1 | TOP NUT OF FIRE HYDRANT AT SOUTH EAST CORNER OF SITE APPROX. 180 METERS NORTH OF BOARDWALK STREET ON WEST SIDE OF LAKE RIDGE DRIVE.<br>ELEVATION | 200.77m |
| BM2 | NAIL IN FACE OF HYDRO POLE ON WESTERLY SIDE OF BOILER BEACH ROAD.<br>ELEVATION   | 181.41m |

| No. | DATE | REVISION / ISSUE | BY | APPO |
|-----|------|------------------|----|------|
|     |      |                  |    |      |

**LEGEND**

|       |  |        |                                 |
|-------|--|--------|---------------------------------|
| ---   | SUBDIVISION BOUNDARY                   | ■ CB   | PROPOSED CATCH BASIN            |
| - - - | PROPOSED RIGHT OF WAY                  | □ DICB | PROPOSED DITCH INLET CATCHBASIN |
| ---   | PROPOSED PROPERTY LINES                | ⊕      | PROPOSED HYDRANT SET            |
| ---   | EDGE OF EXISTING PAVEMENT              | ⊕      | EXISTING FIRE HYDRANT           |
| ---   | PROPOSED STORM SEWER                   | ⊕      | PROPOSED GATE VALVE             |
| ---   | PROPOSED WATERMAIN                     | ⊕      | PROPOSED CAP C/W THRUST BLOCK   |
| ---   | EXISTING WATERMAIN                     | ⊕      | STANDARD IRON BAR               |
| ---   | PROPOSED WATER SERVICE                 | ⊕      | IRON BAR                        |
| ---   | PROPOSED STORM SERVICE                 | ⊕      | BENCHMARK                       |
| ●     | PROPOSED STORM MANHOLE                 | ⊕      |                                 |
| ○     | PROPOSED CATCHBASIN MANHOLE            |        |                                 |
| ⊕     | PROPOSED TWIN INLET CATCHBASIN MANHOLE |        |                                 |



**CRIMSON OAK VALLEY SUBDIVISION**  
Township of Huron-Kinloss, Ontario

**SITE PLAN**

Client: **BOGDANOVIC DEVELOPMENTS**

|                |               |
|----------------|---------------|
| Design: TLB    | Scale: 1:1000 |
| Drawn: LFP     | Approved:     |
| Checked: SJC   |               |
| Date: AUG 2023 |               |

DRAWING No. 01823-SP1

H:\Bogdanovic\_Subdivision - Huron-Kinloss\Drawings\Submissions\2023-10-11 Driveway Locations\01823 As Built Base 2023-10-11.dwg Oct 11, 2023 - 10:23am

# Appendix C

**PRE-CONSULTATION CORRESPONDENCE**

**901-991 BOGDANOVIC WAY, TOWNSHIP OF HURON-KINLOSS**

Dear Dana Kieffer,

I am writing to follow up with your inquiry regarding the possibility of a Zoning By-law Amendment to permit an increase in driveway widths for the entirety of the Crimson Oak Subdivision.

The Huron-Kinloss Zoning By-law requirements, Section 5.1.5, for parking include:

- 1) A minimum driveway width of 3.0 meters and a maximum width of 6.0 meters for Single and Semi-detached residences.
- 2) Street setback for parking area of 3.0 meters.

As per your submission you are seeking to:

- 1) Legalize the driveways already constructed and allow them to be replaced at the same width;
- 2) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi-detached be 10 m at street line for all lots save and except Lots 42 & 20 as identified on legal Plan 3M-254;
- 3) That Lots 42 & 20 as identified on legal Plan 3M-254 are permitted a driveway width of 9 m; and,
- 4) That Section 5.1.5 “Street setback for parking area” not apply.

To confirm, the subject properties are located at: 901-991 Bogdanovic Way, Huron-Kinloss.

The subject property is designated as Secondary Urban Communities under the Bruce County Official Plan, designated Lakeshore Residential under the Huron-Kinloss Official Plan, and Zoned Residential One Special (R1-25.142) under the Zoning By-law of the Township of Huron-Kinloss.

The R1-25.142 Zone, in addition to the general provisions of the R1 Zone, permits the following:

- i) ‘Minimum Lot Area’ shall be no less than 990 square metres;
- ii) ‘Minimum Lot Frontage’ shall be no less than 23.5 metres; and
- iii) ‘Minimum Interior Side Yard’ shall be no less than 1.5 metres.

It is required that a planning justification report accompany the proposed Zoning By-law Amendment application.

The proposed amendment would result in a decrease in on street parking. As part of the planning justification report it should include a parking study/brief/review of the total number of available on street parking spaces before and after the proposed amendment. It should also provide a comparison of the proposed driveway widths to those of other jurisdictions. The Huron-Kinloss Building and Public Works department

should be consulted with to ensure that the proposed values do not impact local snow clearing operations or result in any unanticipated on-street parking issues.

The increase in impermeable ground cover may impact the findings of the previously submitted Stormwater Management Report. It is required that an addendum to this report be provided that examines the proposed increase in driveway widths and if any modifications to the planned Stormwater Management Plan is required. If modifications are required they will need to be implemented.

It is noted that the Crimson Oak Subdivision is serviced by partial services. The County and Huron-Kinloss Official Plan's permit community development on partial services, however, as per Section 3.6.4 on lots smaller than 1,850 sq m a nitrate assessment is to be provided. While no lot creation is proposed through this application, it is our understanding that an increase in impermeable ground cover on a property may impact nitrate concentration as a result of the decrease in infiltration.

To support the application, an updated nitrate assessment will be required to demonstrate compliance with provincial nitrate requirements. (i.e., assuming consistent soil composition and topography, smallest lot with the maximum impermeable material lot coverage as permitted by the Zoning By-law with the proposed amendments).

The subject property is identified as having high archaeological potential. It is noted that a previous archaeological assessment was completed to address the protection and preservation of archaeological resources. No further action is required as reflected by By-law 2021-45 that lifted the Holding provision requiring an archaeological assessment.

When it comes to the decision for a planning application the County planning staff provides the recommendation, but Council makes the decision on the application. The County will review the applications on their merits should they be submitted based on the information provided and comments received from agencies and the public. Please note that a more in-depth analysis ensues with the submission of any application and this initial analysis can change as more information is presented.

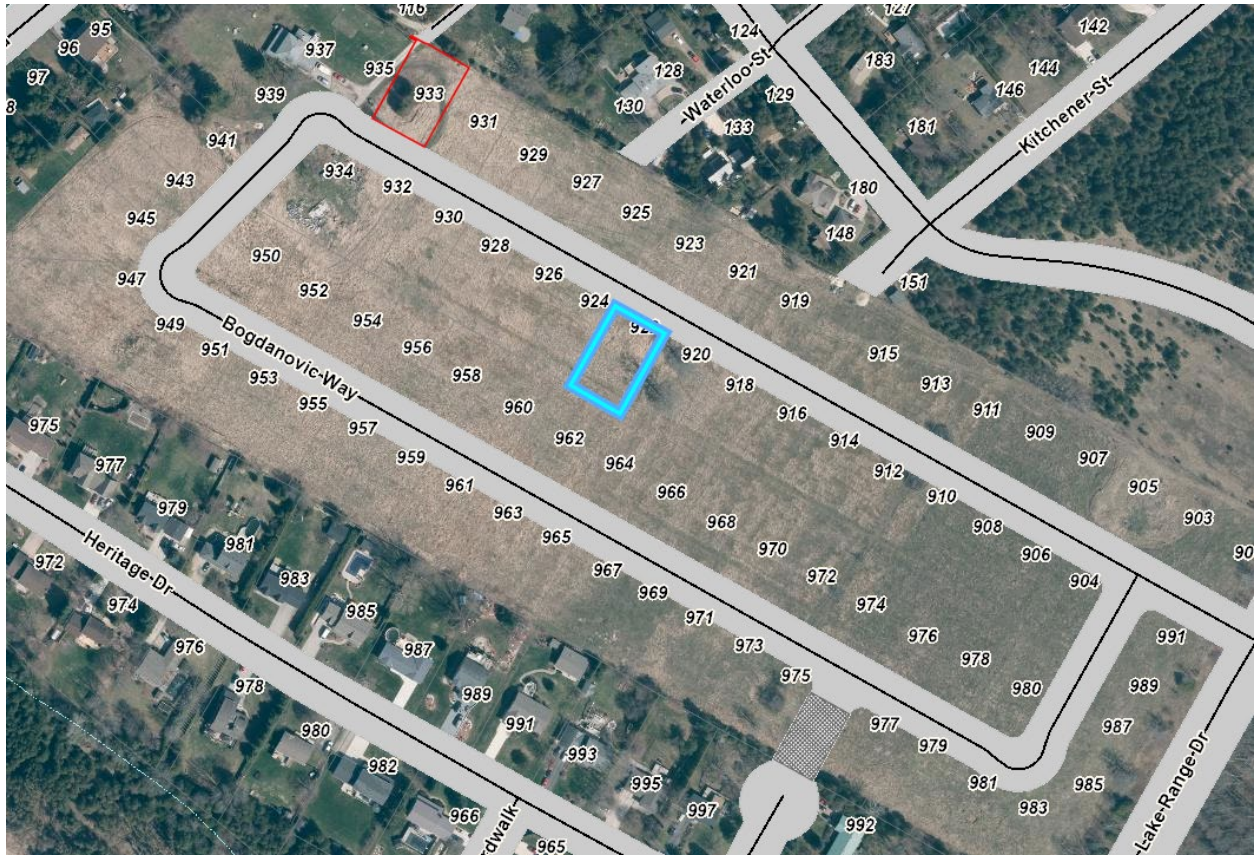
I hope you find the information provided above helpful. Please feel free to reach out by E-mail or telephone to discuss your file further.

Sincerely,

Benito Russo

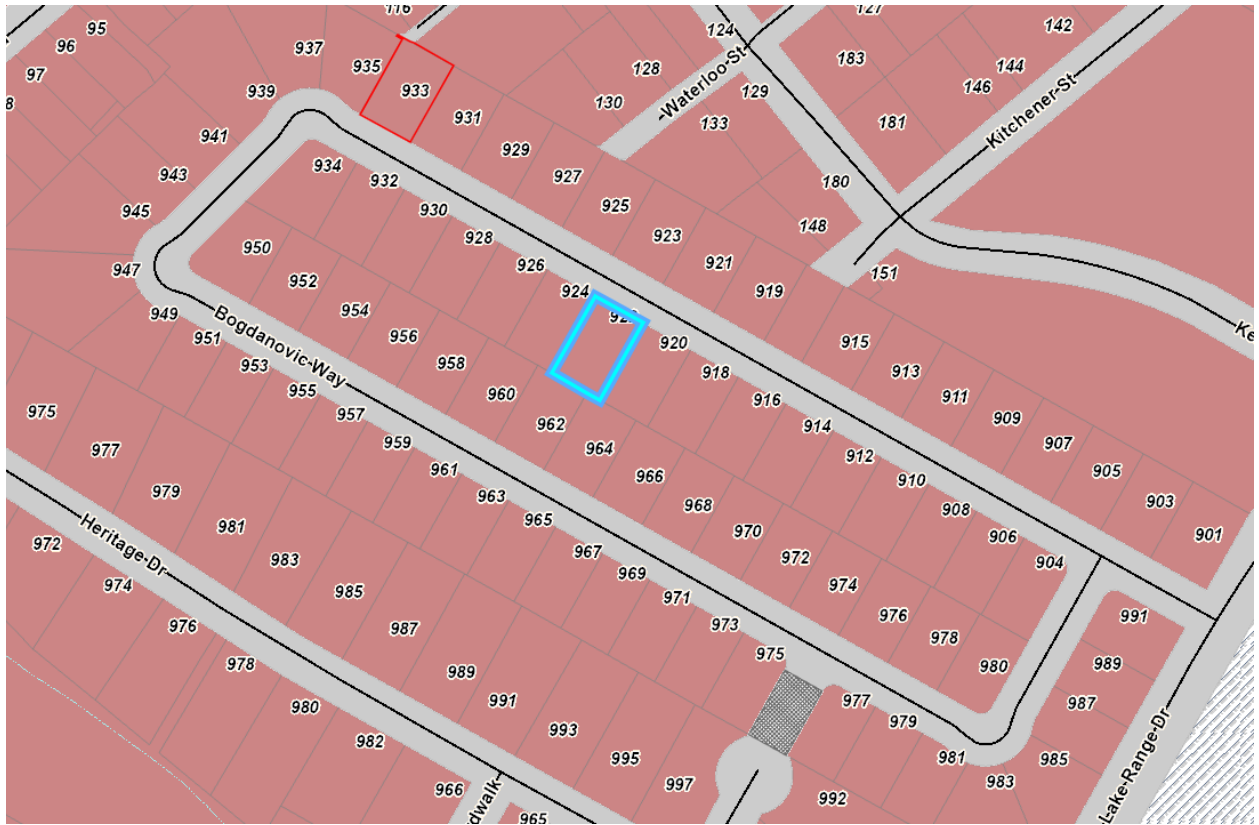


Air Photo

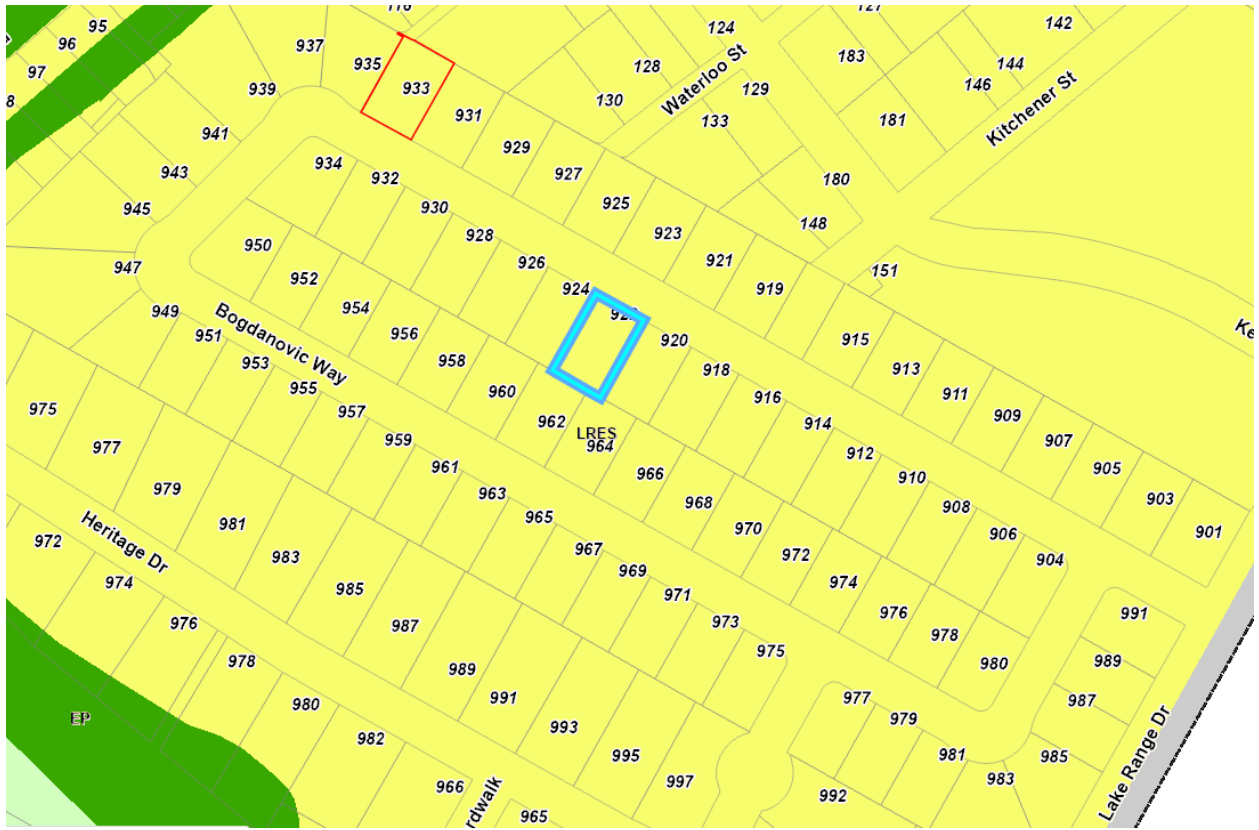




# County OP - Secondary Urban Community



# Local OP - Lakeshore Residential



# Zoning - Residential One Special (R1-25.142)



# Appendix D

**PROPOSED BY-LAW**

**901-991 BOGDANOVIC WAY, TOWNSHIP OF HURON-KINLOSS**

# The Corporation of the Township of Huron-Kinloss

## BY-LAW

### 2024-XXX

---

Being a by-law to amend By-Law No. 2018-98, as amended being the Comprehensive Zoning By-Law of the Township of Huron-Kinloss

---

**WHEREAS** The Council for the Corporation of the Township of Huron-Kinloss deems it expedient to amend By-Law No. 2018-98, as amended being the Comprehensive Zoning By-Law for the Township of Huron-Kinloss;

**NOW THEREFORE** the Council of The Corporation of the Township of Huron-Kinloss, pursuant to Section 34 of the Planning Act, R.S.O. 1990 enacts as follows:

1.0 THAT By-law No. 2018-98, as amended, is hereby further amended by deleting subsections 25.142 and replacing with the following:

25.142 Notwithstanding the provisions of the Residential (R1) Zone, the land identified with Special Provision R1-25.142 shall be used in compliance with the 'R1' zone provisions contained in this By-law, excepting however that:

- i) 'Minimum Lot Area' shall be no less than 990 square metres;
- ii) 'Minimum Lot Frontage shall be no less than 23.5 metres;
- iii) 'Minimum Interior Side Yard' shall be no less than 1.5 metres;
- iv) That Section 5.1.5 "Street setback for parking area" not apply;
- v) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi detached be 10 m at street line for all lots save and except Lots 42 & 20 as identified on legal Plan 3M-254;
- vi) That Lots 42 & 20 as identified on legal Plan 3M-254 are permitted a driveway width of 9 m;
- vii) That the driveways constructed as of November 7, 2023 are hereby recognized and are permitted to be replaced at the same width;
- viii) All future construction must be in compliance with the zoning. All future buildings and structures, or additions to existing buildings and structures, shall comply with the provisions of the By-law.

2.0 This by-law takes effect from the date of passage by Council subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

3.0 This By-law may be cited as the "Zoning Amendment By-law–Crimson Oak".

**READ a FIRST and SECOND TIME** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.

**READ a THIRD TIME and FINALLY PASSED** this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



County of Bruce  
Planning & Development Department  
30 Park Street, Box 848  
Walkerton, ON N0G 2V0  
brucecounty.on.ca  
226-909-5515



January 12, 2024

File Number(s): Z-2023-097

## Public Meeting Notice

**You're invited:**

**Public Meeting (Updated Time)**

**to consider Zoning By-law Amendment / Z-2023-097**

**Monday, February 5, 2024 at 2:00 p.m., Council Chambers,  
Township of Huron-Kinloss, 21 Queen Street, Ripley, ON**

A change is proposed in your neighbourhood: The purpose of this application is for a Zoning By-law Amendment applying to the entirety of Legal Plan 3M-254, locally known as Crimson Oak Subdivision. It is proposed that in addition to the existing zoning, the By-law be further amended to include: i) Legally recognize the constructed driveways and allow them to be replaced at the existing width. ii) That notwithstanding Section 5.1.5, a maximum driveway width for a single/ semi-detached dwelling be 10 m at street line for all lots save and except Lots 42 & 20, where the driveway width be permitted a width of 9 meters. iii) That Section 5.1.5 "Street setback for parking area" not apply. If approved this will permit increased driveway widths, and increased parking on the subject lands.



Crimson Oak  
Subdivision

Plan 3M-254, Lots 1-77  
(Huron)

Township of Huron-  
Kinloss



## Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Benito Russo

## Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after January 29, 2024 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

1. Please contact us by mail (address above) or [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca) if you have any questions, concerns or objections about the application.
2. You can speak at the Public Meeting.

## How to access the public meeting

For information on how to participate in the Public Meeting, please visit the Township of Huron-Kinloss website at: <https://calendar.huronkinloss.com/meetings>, or contact the Township by 4:30 pm on February 2, 2024 ([jwhite@huronkinloss.com](mailto:jwhite@huronkinloss.com) or 519-395-3735 ext. 123) if you have any questions regarding how to participate in the meeting.

## Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

## Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of Huron-Kinloss to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Huron-Kinloss before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Huron-Kinloss before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.



